

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE OWNERS'  
COMMUNITY OF THE RESIDENTIAL COMPLEX SEÑORÍO DE ALOHA**

Marbella, January 10, 2024

At 12:30 PM and on second call, as the required majority of attendees according to the Law was not met in the first call, the owners of the Señorío de Aloha Residential Complex, duly summoned and cited by the President, gather at the Administration Offices in Nueva Andalucía-Marbella for an Extraordinary General Meeting, with the following

**AGENDA**

1st). – STATUS WITH WORKS IN APARTMENT ALHAMBRA 3, 3<sup>RD</sup> LEFT. ALTERATION OF THE ORIGINAL BUILDING CONFIGURATION AND OTHERS. AGREEMENT TO INITIATE LEGAL ACTIONS.

2nd). - PROPOSAL FOR SETTLEMENT OF DEBTS OF DELINQUENT OWNERS, FOR THE PURPOSES PROVIDED IN ARTICLE 21 OF THE HORIZONTAL PROPERTY LAW (L.P.H.). ACTIONS AGAINST DELINQUENTS. COLLECTION OF DEBTS WITH THE COMMUNITY OUTSIDE SPAIN.

This General Meeting is attended by the owners listed below, indicating their participation quota:

**Attendees:**

Owner	Property	P.Share %	
JOHAN INGEMAR EKERMANN	ALH.2, 1º I	0,46900	
JOHAN INGEMAR EKERMANN	ALH. G-91	0,03500	
JOHAN INGEMAR EKERMANN	ALH.2, T-05	0,01400	
IAN ARTHUR CATLEY	ALH.3, 2ºD	0,35600	
IAN ARTHUR CATLEY	ALH. G-74	0,02900	
IAN ARTHUR CATLEY	ALH.3, T-07	0,01500	
GALEAZZO INVESTMENT SLU (Jean Galeazzo)	ALH.3, 3º I	0,34400	
GALEAZZO INVESTMENT SLU (Jean Galeazzo)	ALH. G-69	0,02900	
INMACULADA PLAZA SANCHEZ	DOÑ.2, 4º D	0,33000	
INMACULADA PLAZA SANCHEZ	DOÑ. G-07	0,04800	
INMACULADA PLAZA SANCHEZ	DOÑ.2, T-03	0,00700	
JAN RUNE Y ANNICA PIA FRITHIOF	DOÑ.3, 5º D	0,39400	
JAN RUNE Y ANNICA PIA FRITHIOF	DOÑ. G-18	0,01700	
EVGENY BRYATOV	DOÑ.4, 2º D	0,35600	
EVGENY BRYATOV	DOÑ. G-34	0,01800	
EVGENY BRYATOV	DOÑ.4, T-05	0,00800	
LARS HARRY ANDERSSON	GIR.2, 4º D	0,33000	
LARS HARRY ANDERSSON	GIR. G-56	0,02400	
LARS HARRY ANDERSSON	GIR.1, T-11	0,00900	
KJELL MIKAEL KALFJALL LUNDBACK	MEZ.2, 5º D	0,39600	
KJELL MIKAEL KALFJALL LUNDBACK	MEZ. G-09	0,01200	
JOHN PHILIP RILEY	MEZ.6, 5º D	0,39400	Presidente
JOHN PHILIP RILEY	MEZ. G-31	0,01200	
JOHN PHILIP RILEY	MEZ.6, T-04	0,01100	

COMMUNITY OF OWNERS  
SEÑORIO DE ALOHA

**Represented:**

Owner	Property	P.Share %	Represented by
EMIL ALEXANDER WOLFBRANDT	ALH.1, 2º D	0,41200	JOHN PHILIP RILEY
EMIL ALEXANDER WOLFBRANDT	ALH.1, T-04	0,01100	JOHN PHILIP RILEY
EMIL ALEXANDER WOLFBRANDT	GIR. G-48	0,02000	JOHN PHILIP RILEY
PAUL PHILIPPE DESNERCK	ALH.2, 2º D	0,35800	JOHN PHILIP RILEY
PAUL PHILIPPE DESNERCK	ALH. G-67	0,02900	JOHN PHILIP RILEY
PAUL PHILIPPE DESNERCK	ALH.2, T-01	0,01200	JOHN PHILIP RILEY
JENS MAGNUS HAMBERG	ALH.2, 5º D	0,39600	JOHN PHILIP RILEY
JENS MAGNUS HAMBERG	ALH. G-72	0,02900	JOHN PHILIP RILEY
JENS MAGNUS HAMBERG	ALH.2, T-02	0,01300	JOHN PHILIP RILEY
KIERON HAYES	ALH.3, 2º I	0,35800	JOHN PHILIP RILEY
KIERON HAYES	ALH.3, T-08	0,00700	JOHN PHILIP RILEY
KIERON HAYES	GIR. G-55	0,02000	JOHN PHILIP RILEY
ANNIKA CHARLOTTA ÖFVERHOLM	ALH.3, 3º D	0,34200	JOHN PHILIP RILEY
ANNIKA CHARLOTTA ÖFVERHOLM	ALH. G-86	0,03500	JOHN PHILIP RILEY
ANNIKA CHARLOTTA ÖFVERHOLM	ALH.3, T-03	0,01600	JOHN PHILIP RILEY
HAMIDREZA ABSHENASAN	ALH.3, 4º I	0,33000	JOHN PHILIP RILEY
HAMIDREZA ABSHENASAN	ALH. G-71	0,02900	JOHN PHILIP RILEY
HAMIDREZA ABSHENASAN	ALH.2, T-14	0,01200	JOHN PHILIP RILEY
LARS DAVID STEINER	ALH.3, 5º I	0,39600	JOHN PHILIP RILEY
LARS DAVID STEINER	ALH. G-84	0,03500	JOHN PHILIP RILEY
LARS DAVID STEINER	ALH.3, T-11	0,01100	JOHN PHILIP RILEY
NILS STURE LAMME	DOÑ.1, 1º I	0,53000	JOHN PHILIP RILEY
NILS STURE LAMME	DOÑ. G-, M-6	0,00600	JOHN PHILIP RILEY
NILS STURE LAMME	DOÑ.1, T-04	0,01200	JOHN PHILIP RILEY
PER RUBEN HAGGLUND	DOÑ.1, 2º I	0,35600	LARS HARRY ANDERSSON
PER RUBEN HAGGLUND	DOÑ. G-44	0,01800	LARS HARRY ANDERSSON
PER RUBEN HAGGLUND	DOÑ.3, T-03	0,00700	LARS HARRY ANDERSSON
PANAGIOTIS Y SUSAN BABAROUTSIS	DOÑ.1, 3º D	0,39800	JOHN PHILIP RILEY
PANAGIOTIS Y SUSAN BABAROUTSIS	DOÑ. G-02	0,03900	JOHN PHILIP RILEY
PANAGIOTIS Y SUSAN BABAROUTSIS	DOÑ.1, T-09	0,01600	JOHN PHILIP RILEY
DAVID BENISTY	DOÑ.1, 3º I	0,34200	JOHN PHILIP RILEY
DAVID BENISTY	DOÑ. G-43	0,01800	JOHN PHILIP RILEY
DAVID BENISTY	DOÑ.1, T-02	0,01200	JOHN PHILIP RILEY
STEFAN Y ANNE CAMILLA STERNER	DOÑ.1, 5º I	0,39400	JAN RUNE Y ANNICA PIA FRITHIOF
STEFAN Y ANNE CAMILLA STERNER	DOÑ. G-23	0,01800	JAN RUNE Y ANNICA PIA FRITHIOF
SVEN FREDRIK CARLSSON	DOÑ.2, 5º D	0,39600	JOHN PHILIP RILEY
SVEN FREDRIK CARLSSON	DOÑ. G-24	0,01800	JOHN PHILIP RILEY
LUCAS GERHARDSSON	DOÑ.4, 5º I	0,39600	JOHN PHILIP RILEY
LUCAS GERHARDSSON	DOÑ. G-20	0,01700	JOHN PHILIP RILEY
LUCAS GERHARDSSON	DOÑ.4, T-10	0,01100	JOHN PHILIP RILEY
WATHIQ K. I. Y HIND A. H. ALKHUHAIRY	DOÑ.5, 1º I	0,56700	JOHN PHILIP RILEY
WATHIQ K. I. Y HIND A. H. ALKHUHAIRY	DOÑ. G-12	0,03900	JOHN PHILIP RILEY
WATHIQ K. I. Y HIND A. H. ALKHUHAIRY	DOÑ.5, T-09	0,01600	JOHN PHILIP RILEY
PER JOHAN GUSTAFSSON	GIR.1, 2º I	0,35600	JOHN PHILIP RILEY
PER JOHAN GUSTAFSSON	GIR. G-10	0,02200	JOHN PHILIP RILEY
PER JOHAN GUSTAFSSON	GIR.1, T-06	0,01200	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR.1, 3º D	0,39800	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR. G-21	0,01700	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR.1, T-01	0,01200	JOHN PHILIP RILEY
CHRISTINE ANDERSSON	GIR.1, 4º D	0,38500	JOHN PHILIP RILEY
CHRISTINE ANDERSSON	GIR. G-24	0,01700	JOHN PHILIP RILEY
CHRISTINE ANDERSSON	GIR.1, T-12	0,01400	JOHN PHILIP RILEY
SARA ANNA ELISABETH BOURGHARDT	GIR.1, 5º I	0,39400	JOHN PHILIP RILEY
SARA ANNA ELISABETH BOURGHARDT	GIR. G-16	0,01700	JOHN PHILIP RILEY
SARA ANNA ELISABETH BOURGHARDT	GIR.1, T-13	0,01000	JOHN PHILIP RILEY
SIMON GALKOFF	GIR.2, 1º D	0,58400	JOHN PHILIP RILEY
STEPHEN JOHN GRAHAM	GIR.2, 2º D	0,35800	JOHN PHILIP RILEY
STEPHEN JOHN GRAHAM	GIR. G-25	0,01700	JOHN PHILIP RILEY
STEPHEN JOHN GRAHAM	GIR.2, T-01	0,01300	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR.2, 2º I	0,35600	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR. G-26	0,01900	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR.2, T-02	0,01300	JOHN PHILIP RILEY
BIRGITTA WRENNO	GIR.2, 4º I	0,32800	LARS HARRY ANDERSSON
BIRGITTA WRENNO	GIR. G-46	0,02000	LARS HARRY ANDERSSON
BIRGITTA WRENNO	GIR.2, T-09	0,01200	LARS HARRY ANDERSSON
CARL ERIC MOLANDER	GIR.3, 1º I	0,58400	JOHN PHILIP RILEY
CARL ERIC MOLANDER	GIR. G-13	0,02300	JOHN PHILIP RILEY
CARL ERIC MOLANDER	GIR.3, T-08	0,00800	JOHN PHILIP RILEY
MATS BYLUND	GIR.3, 4º D	0,32800	JOHN PHILIP RILEY
MATS BYLUND	GIR.3, T-09	0,01200	JOHN PHILIP RILEY
ALAN LEVEY	GIR.3, 5º I	0,39600	JOHN PHILIP RILEY
LARS ALLAN GRUNDEMAR	GIR.5, 1º I	0,56700	JOHAN INGEMAR EKERMANN

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LARS ALLAN GRUNDEMAR	GIR. G-01	0,02700	JOHAN INGEMAR EKERMANN
LARS ALLAN GRUNDEMAR	GIR.5, T-07	0,01700	JOHAN INGEMAR EKERMANN
JOSEPH Y SUZANNE KHOURY	GIR.5, 3° D	0,34200	JOHN PHILIP RILEY
JOSEPH Y SUZANNE KHOURY	GIR. G-04	0,02200	JOHN PHILIP RILEY
JOSEPH Y SUZANNE KHOURY	GIR.5, T-11	0,00900	JOHN PHILIP RILEY
SAYER INVESTMENTS, SL	MEZ.1, 5° I	0,39400	JOHN PHILIP RILEY
SAYER INVESTMENTS, SL	MEZ. G-02	0,01300	JOHN PHILIP RILEY
SAYER INVESTMENTS, SL	MEZ.1, T-12	0,01300	JOHN PHILIP RILEY
JOHAN PATRICK THUNQVIST	MEZ.3, 2° I	0,35600	JOHN PHILIP RILEY
JOHAN PATRICK THUNQVIST	MEZ. G-40	0,01300	JOHN PHILIP RILEY
JOHAN PATRICK THUNQVIST	MEZ.3, T-11	0,01100	JOHN PHILIP RILEY
SUSANNA ELISABETH CLEVE	MEZ.4, 4° D	0,32800	JOHN PHILIP RILEY
SUSANNA ELISABETH CLEVE	MEZ. G-28	0,01200	JOHN PHILIP RILEY
SUSANNA ELISABETH CLEVE	MEZ.4, T-12	0,01200	JOHN PHILIP RILEY
DEAN PAUL CANNON	MEZ.5, 2° D	0,35600	JOHN PHILIP RILEY
DEAN PAUL CANNON	MEZ. G-23	0,01200	JOHN PHILIP RILEY
DEAN PAUL CANNON	MEZ.5, T-12	0,01200	JOHN PHILIP RILEY
PER Y ANN NYBERG BERGFORS	MEZ.5, 4° I	0,33000	JAN RUNE Y ANNICA PIA FRITHIOF
PER Y ANN NYBERG BERGFORS	MEZ. G-63	0,01500	JAN RUNE Y ANNICA PIA FRITHIOF
PER Y ANN NYBERG BERGFORS	MEZ.5, T-15	0,00700	JAN RUNE Y ANNICA PIA FRITHIOF
BO STEFAN MORK	MEZ.5, 5° D	0,39400	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ. G-58	0,01500	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ.5, T-14	0,01200	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ.5, 5° I	0,39600	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ. G-25	0,01200	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ.5, T-13	0,01400	JOHN PHILIP RILEY
SIMON RAYMOND ALEXANDER	TRI.1, 1° I	0,53000	JOHN PHILIP RILEY
SIMON RAYMOND ALEXANDER	TRI. G-56	0,02000	JOHN PHILIP RILEY
SIMON RAYMOND ALEXANDER	TRI.5, T-07	0,00900	JOHN PHILIP RILEY
MICHAEL SJOO	TRI.1, 4° D	0,38500	JAN RUNE Y ANNICA PIA FRITHIOF
MICHAEL SJOO	TRI. G-60	0,01900	JAN RUNE Y ANNICA PIA FRITHIOF
MICHAEL SJOO	TRI.1, T-02	0,01200	JAN RUNE Y ANNICA PIA FRITHIOF
EWA GRANAT	TRI.1, 5° I	0,39400	JOHN PHILIP RILEY
EWA GRANAT	TRI. G-26	0,01800	JOHN PHILIP RILEY
EWA GRANAT	TRI.1, T-06	0,01100	JOHN PHILIP RILEY
GERRY BURKE	TRI.4, 2° D	0,35600	JOHN PHILIP RILEY
GERRY BURKE	TRI. G-17	0,01700	JOHN PHILIP RILEY
GERRY BURKE	TRI.4, T-07	0,00800	JOHN PHILIP RILEY
FRANCISCO JAVIER LARA RODRIGUEZ	TRI.4, 2° I	0,35800	JOHN PHILIP RILEY
FRANCISCO JAVIER LARA RODRIGUEZ	TRI. G-11	0,04400	JOHN PHILIP RILEY
FRANCISCO JAVIER LARA RODRIGUEZ	TRI.4, T-08	0,00800	JOHN PHILIP RILEY
CONSTANTIN POPA	TRI.5, 4° I	0,38500	JOHN PHILIP RILEY
CONSTANTIN POPA	TRI. G-07	0,05100	JOHN PHILIP RILEY
CONSTANTIN POPA	TRI.5, T-01	0,01200	JOHN PHILIP RILEY

In total, 21,22700 % of the participation coefficients are present or represented.

At the start of the meeting, it is noted that owners who are not up to date with their payments will not have the right to vote.

Next, the first item on the agenda is presented

1st). – STATUS WITH WORKS IN APARTMENT ALHAMBRA 3, 3<sup>RD</sup> IZQUIERDA. ALTERATION OF THE ORIGINAL BUILDING CONFIGURATION AND OTHERS. AGREEMENT TO INITIATE LEGAL ACTIONS.

The owner of apartment ALHAMBRA 3- 3rd IZQU carried out construction works without obtaining authorization from the Community. He was formally requested to restore the works to their original state but chose to proceed regardless. This prompted the Community to report the works to the Municipality.

These works involved, among other things, alterations to common elements, changes to the facade, the chimney, and other aspects affecting the original configuration of the building.

The owner's lawyer asserts that the only modification made was the green lattice partition, not a party wall. They claim that the Community requested the necessary license, which they provided.

While acknowledging possible alterations to the facade, they maintain these were purely visual, not structural. The owner believed it was part of the terrace and thus had the right to modify it, though without malicious intent or bad faith. He also note other modified facades in other apartments within the complex.

The lawyer requests a vote for the approval of the modification by the owners.

An exchange of opinions occurs between the owner's lawyer, the Community's technician, and its legal advisor.

Some owners express their discomfort over the inconvenience and noise caused by the construction.

The community maintains that there are alterations not only to the facade but also to other elements that affect the original functionality of the building. The agenda item proceeds to a vote.

The lawyer suggests giving the owner the opportunity to reverse the modifications before pursuing legal action. It's agreed that the Community's technician and the owner will meet to determine what needs to be reversed and under what conditions.

Despite this, a vote is taken to initiate legal action, conditional on whether the owner has reversed the improper works.

After extensive debate, it's decided by a majority of all present and represented owners, except for the dissenting vote of GALEAZZO INVESTMENT SLU represented by Mr. Jean Galeazzo, to commence legal proceedings against the owner of apartment ALHAMBRA 3- 3rd IZQUIERDA regarding the unauthorized works.

The President is authorized to grant powers to lawyers, solicitors, and any other necessary professionals to execute the agreement of the meeting.

2nd). - PROPOSAL FOR SETTLEMENT OF DEBTS OF DELINQUENT OWNERS, FOR THE PURPOSES PROVIDED IN ARTICLE 21 OF THE HORIZONTAL PROPERTY LAW (L.P.H.). ACTIONS AGAINST DELINQUENTS. COLLECTION OF DEBTS WITH THE COMMUNITY OUTSIDE SPAIN.

The Community's Lawyer, Mr. Jose Antonio Sarria, is present and briefly outlines the situation of some debtors.

Finally, the General Meeting of owners unanimously agrees to approve the settlement of debtors attached to this Act as of the Meeting date, as well as any future dues accrued under the approved budgets.

It is unanimously agreed by all present to empower the President and/or the Administrator to initiate, if necessary, relevant legal actions.

For this purpose, it is unanimously agreed by all present that debtor owners will be responsible for covering the expenses and costs incurred in legal proceedings, even if the Community engages a Lawyer and Solicitor without their mandatory involvement. The President is authorized to grant powers to Lawyers and Solicitors, and to issue the corresponding certificates in accordance with Article 21 of the Horizontal Property Law.

The President is authorized to pursue the accumulated and unpaid debt during the procedure as per the approved budget.

It is agreed to empower the President and the Committee, if deemed appropriate, to carry out necessary negotiations with debt collection agencies in the countries of origin of the delinquent owners, all without cancelling the legal proceedings initiated in Spain.

With no further matters to discuss, the session is adjourned at 1:30 PM on the date specified in the heading.

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Mr. John Philip Riley  
President

C. P. SEÑORIO DE ALOHA  
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Mr. Jose Manuel Ortiz Sánchez  
Secretary-Administrator